



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2020 COMPETITIVE 4% FEDERAL AND STATE CREDIT APPLICATION
FOR LOW-INCOME HOUSING TAX CREDITS

April 17, 2020 Version

II. APPLICATION - SECTION 1: APPLICANT STATEMENT AND CERTIFICATION

APPLICANT: North Harbor Housing Partners LP

PROJECT NAME: North Harbor Village

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION
(CHECK ONLY)

The undersigned applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal, or Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$905,741 annual Federal Credits, and

\$2,106,232 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount(s) preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

Election to sell ("certificate") state credits: No By selecting "Yes" or "No" in the box immediately before, I hereby make an election to sell ("certificate") or not sell all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). I further certify that the applicant is a non-profit entity, and that the state credit price will not be less than eighty (80) cents per dollar of credit. I acknowledge that if I elect to sell ("certificate") all or any portion of the state credit, I may, only once, revoke an election to sell at any time before CTCAC issues the Form(s) 3521A for the project.

I agree it is my responsibility to provide TCAC with the original complete application and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: for readiness to proceed requirements if applicable; and after the project is placed-in-services.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I represent that I have read and understand the requirements set forth in Regulation Section 10322(j) pertaining to re-applications for Credit.

I certify that I have read and understand the provisions of Sections 10322(a) through (h). No additional documents in support of the basic thresholds or point selection categories shall be accepted from the applicant beyond the application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. The project will at least maintain the installed energy efficiency and sustainability features' quality when replacing systems and materials. When requesting a threshold basis increase for a prevailing wage requirement, if the project is subject to state prevailing wages, I certify that contractors and subcontractors will comply with California Labor Code Section 1725.5. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 15 years, free of charge (except child care).

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and any other actions that TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Code Section 50199.10, negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this 1 day of July, 2020 at
Irvine, California.

By: _____
(Original Signature)

Michael Massie
(Typed or printed name)

Chief Development Officer
(Title)

Local Jurisdiction:	Santa Ana	
City Manager:	Kristine Ridge *	
Title:	City Manager	
Mailing Address:	20 Civic Center Plaza	
City:	Santa Ana	
Zip Code:	92701	
Phone Number:	714-647-5200	Ext.
FAX Number:	714-647-6954	
E-mail:	kridge@santa-ana.org	

* For City Manager, please refer to the following the website below:
<http://www.treasurer.ca.gov/ctcac/2018/lra/contact.pdf>

II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation

Prior application was submitted but not selected? No

If yes, enter application number: TCAC # CA - -

Has credit previously been awarded? No

If re-applying and returning credit, enter the current application number: TCAC # CA - -

Is this project a Re-syndication of a current TCAC project? No

If a Resyndication Project, complete the **Resyndication Projects** section below.

Project must be comprised of 100% tax credit eligible units to apply.

Is the project is comprised of 100% tax credit eligible units excluding managers' units? Yes

B. Project Information

Project Name: North Harbor Village

Site Address: 1108 North Harbor Blvd.

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Santa Ana County: Orange

Zip Code: 92703 Census Tract: 0890.04

Assessor's Parcel Number(s): 198-011-05

Project located in DDA: No

Year DDA:

Project is located in a Qualified Census Tract: No

§12206(c)(4) of Rev. and Tax Code for 95% eligible basis: No

Project is a Scattered Site Project. TCAC Reg. § 10302(II): No

Project is **Rural** as defined by TCAC Reg. § 10302(kk): No

C. Credit Amount Requested (If State Credit Request, Reg. Sects. 10317 & 10322(h)(33))

Federal and State

\$905,741

\$2,106,232

(federal)

(state)

D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

E. Housing Type Selection (Reg. Sections 10315(h) & 10325(g))

Special Needs

If Special Needs housing type, list the percentage of Special Needs Units: 100%

If less than 75% special needs units, specify the standards the non-special needs units will meet:

N/A

F. Geographic Area (Reg. Section 10315(h))

Please select the project's geographic area:

Orange County

*Federal Congressional District: 48

*State Assembly District: 69

*State Senate District: 34

*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map>

<http://findyourrep.legislature.ca.gov/>

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Applicant Contact Information

Applicant Name: North Harbor Housing Partners LP
 Street Address: 17701 Cowan Ave. Suite 200
 City: Irvine State: CA Zip Code: 92614
 Contact Person: Michael Massie
 Phone: (213) 359-8056 Ext.: Fax: 949-263-0647
 Email: mmassie@jamboreehousing.com

B. Legal Status of Applicant:

If Other, Specify: Limited Partnership Parent Company: Jamboree Housing Corporation

C. General Partner(s) Information

C(1) General Partner Name: JHC North Harbor LLC Managing GP
 Street Address: 17701 Cowan Ave. Suite 200
 City: Irvine State: CA Zip Code: 92614
 Contact Person: Michael Massie
 Phone: (213) 359-8056 Ext.: 129 Fax: 949-263-0647
 Email: mmassie@jamboreehousing.com
 Nonprofit/For Profit: Nonprofit Parent Company: Jamboree Housing Corporation

C(2) General Partner Name: (select one)
 Street Address:
 City: State: Zip Code:
 Contact Person:
 Phone: Ext.: Fax:
 Email:
 Nonprofit/For Profit: (select one) Parent Company:

C(3) General Partner Name: (select one)
 Street Address:
 City: State: Zip Code:
 Contact Person:
 Phone: Ext.: Fax:
 Email:
 Nonprofit/For Profit: (select one) Parent Company:

D. General Partner(s) or Principal Owner(s) Type

Nonprofit

**If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient*

E. Status of Ownership Entity

currently exists If to be formed, enter date:

**(Federal I.D. No. must be obtained prior to submitting carryover allocation package)*

F. Contact Person During Application Process

Company Name: Jamboree Housing Corporation
 Street Address: 17701 Cowan Ave. Suite 200
 City: Irvine State: CA Zip Code: 92614
 Contact Person: John Witkowski
 Phone: 562-665-7790 Ext.: Fax: 949-263-0647
 Email: jwitkowski@jamboreehousing.com
 Participatory Role: Developer

(e.g., General Partner, Consultant, etc.)

II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer:	Jamboree Housing Corporation	Architect:	Architectural Design Collaborative
Address:	17701 Cowan Avenue, Suite 200	Address:	23231 South Pointe Dr.
City, State, Zip:	Irvine, CA, 92614	City, State, Zip:	Laguna Hills, CA 92653
Contact Person:	Michael Massie	Contact Person:	Chris Weimholt
Phone:	(213) 359-8056 Ext.:	Phone:	949-267-1660 Ext.:
Fax:	949-263-0647	Fax:	
Email:	mmassie@jamboreehousing.com	Email:	cweimholt@adcollaborative.com
Attorney:	Rutan & Tucker, LLP	General Contractor:	Quality Development and Construc
Address:	611 Anton Blvd., #1400	Address:	17701 Cowan Avenue, Suite 200
City, State, Zip:	Costa Mesa, CA 92626	City, State, Zip:	Irvine, CA, 92614
Contact Person:	Pat McCalla	Contact Person:	Thomas Hodgkin
Phone:	714-662-4635 Ext.:	Phone:	949-214-2314 Ext.:
Fax:	714-546-9035	Fax:	949-214-2364
Email:	pmccalla@rutan.com	Email:	thodgin@jamboreehousing.com
Tax Professional:	Novogradac and Company, LLP	Energy Consultant:	Partner Energy
Address:	246 First Street, 5th Floor	Address:	2154 Torrance Blvd., Suite 100
City, State, Zip:	San Francisco, CA, 94105	City, State, Zip:	Torrance, CA 90501
Contact Person:	Lance Smith	Contact Person:	Kelsey Shaw
Phone:	415-356-8065 Ext.:	Phone:	310-356-2199 Ext.:
Fax:		Fax:	
Email:	lance.smith@novoco.com	Email:	kshaw@ptrenergy.com
CPA:	Novogradac and Company, LLP	Investor:	Union Bank
Address:	246 First Street, 5th Floor	Address:	1901 Avenue of the Stars, Ste. 600
City, State, Zip:	San Francisco, CA, 94105	City, State, Zip:	Los Angeles, CA, 90067
Contact Person:	Lance Smith	Contact Person:	Jan-Michael Medina
Phone:	415-356-8065 Ext.:	Phone:	310-551-8968 Ext.:
Fax:		Fax:	
Email:	lance.smith@novoco.com	Email:	jan-michael.medina@unionbank.cc
Consultant		Market Analyst:	Kinetic Valuation Group
Address:		Address:	11060 Oak Street, Ste. 6
City, State, Zip:		City, State, Zip:	Omaha, NE 68144
Contact Person:		Contact Person:	Jay Wortmann
Phone:	Ext.:	Phone:	402-202-0771 Ext.:
Fax:		Fax:	
Email:		Email:	jay@kvgteam.com
Appraiser:	Cressner & Associates, Inc.	CNA Consultant:	Bureau Veritas
Address:	12041 Pine Street	Address:	10461 Mill Run Circle, Suite 1100
City, State, Zip:	Los Alamitos, CA, 90720	City, State, Zip:	Owings Mills, MD, 21117
Contact Person:	Theodore Cressner	Contact Person:	Mark Surdam
Phone:	562-343-5288 Ext.:	Phone:	213-216-6371 Ext.:
Fax:		Fax:	
Email:	cressner@mindspring.com	Email:	Mark.Surdam@bvna.com
Bond Issuer:	California Municipal Finance Autho	Prop. Mgmt. Co.:	The John Stewart Company
Address:	2111 Palomar Airport Road, Ste 32	Address:	888 S. Figueroa Street, Suite 400
City, State, Zip:	Carlsbad, CA, 92011	City, State, Zip:	Los Angeles, CA, 90017
Contact Person:	Anthony Stubbs	Contact Person:	Lori Horn
Phone:	760-930-1221 Ext.:	Phone:	213-787-2700 Ext.:
Fax:	760-683-3390	Fax:	
Email:	astubbs@cmfa-ca.com	Email:	lhorn@jsco.net
2nd Prop. Mgmt. Co.:			
Address:			
City, State, Zip:			
Contact Person:			
Phone:		Ext.:	
Fax:			
Email:			

II. APPLICATION - SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction	Yes	If yes, will demolition of an existing structure be involved?	N/A
Adaptive Reuse	Yes	If yes, will relocation of existing tenants be involved?	Yes
Rehabilitation-Only	N/A	Is this an Adaptive Reuse project?	Yes
Acquisition & Rehabilitation	N/A	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? Yes

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? N/A

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	29	No. of Existing Buildings	2
No. of Occupied Buildings	2	No. of Existing Units	93
No. of Stories	3		
Current Use:	Budget Inn Motel and Suites		

Resyndication Projects

Current/original TCAC ID: TCAC # CA - - TCAC # CA - -

First year of credit:

Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A

Is the project currently under a Capital Needs Agreement with TCAC? N/A

If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirements.

Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

C. Purchase Information

Name of Seller:	DMD Lodging, Inc.	Signatory of Seller:	Nita Solanki
Date of Purchase Contract or Option:	5/7/2018	Purchased from Affiliate:	No
Expiration Date of Option:	10/1/2020	If yes, broker fee amount to affiliate?	
Purchase Price:	\$15,088,888	Special Assessment(s):	N/A
Phone:	310-699-7804	Historical Property/Site:	No
Holding Costs per Month:	N/A	Total Projected Holding Costs:	N/A
Real Estate Tax Rate:		Purchase price over appraisal	
Amount of SOFT perm financing covering the excess purchase price over appraisal			

D. Project, Land, Building and Unit Information

Project Type:	Other (Specify below)		
Two or More Story With an Elevator:	Yes	if yes, enter number of stories:	3
Two or More Story Without an Elevator:	N/A	if yes, enter number of stories:	
One or More Levels of Subterranean Parking:	N/A		
Other:	3-Story Motel Conversion to 3-Story Garden.		

E. Land

<u>135</u> x <u>581</u> Feet or <u>1.80</u> Acres <u>78,435</u> Square Feet	Density:	<u>50.50</u>
If irregular, specify measurements in feet, acres, and square feet:		

F. Building Information

Total Number of Buildings: 2 Residential Buildings: 2
 Community Buildings: 1 Commercial/ Retail Space: N/A
 If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

Are Buildings on a Contiguous Site? Yes
 If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No
 If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

G. Project Unit Number and Square Footage

Total number of units:	91
Total number of non-Tax Credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	89
Total number of Low Income Units:	89
Ratio of Low Income Units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	29,951
Total square footage of Low Income Units:	29,951
Ratio of low-income residential to total residential square footage (excluding managers' units):	100%
*Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100%
Total interior amenity space square footage (TCAC Regulation Section 10325(g)(1)):	4,347
Total commercial/ retail space square footage:	
Total common area square footage (including managers' units):	13,953
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
**Total square footage of all project structures (excluding commercial/retail):	48,251

*Must be 100% to apply for State Credits

**equals: "total square footage of all residential units" + "total community room square footage" + "total common space" + "total parking structure square footage")

Total Project Cost per Unit	\$380,562
Total Residential Project Cost per Unit	\$380,562
Total Eligible Basis per Unit	\$307,198

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	89
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Family Reunification	N/A
Other:	N/A
Units w/ tenants of multiple disability type or subsidy layers (explain)	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	N/A	N/A	N/A
NEPA	6/7/2019	6/22/2019	6/22/2019
Toxic Report	N/A	N/A	N/A
Soils Report	N/A	N/A	N/A
Coastal Commission Approval	N/A	N/A	N/A
Article 34 of State Constitution	3/5/2019	6/19/2019	6/19/2019
Site Plan	N/A	N/A	N/A
Conditional Use Permit Approved or Required	N/A	N/A	N/A
Variance Approved or Required	N/A	N/A	N/A
Other Discretionary Reviews and Approvals	N/A	N/A	N/A

	Project and Site Information	
Current Land Use Designation	SP-2	
Current Zoning and Maximum Density	SP-2/50 Units per Acre	
Proposed Zoning and Maximum Density	SP-2/50 Units per Acre	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements	2-4 stories	
Required Parking Ratio	0.3 per unit for permanent special needs housing	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	6	/	2019
	Site Acquired	10	/	2020
LOCAL PERMITS	Conditional Use Permit	N/A	/	N/A
	Variance	N/A	/	N/A
	Site Plan Review	8	/	2020
	Grading Permit	1	/	2021
	Building Permit	1	/	2021
CONSTRUCTION FINANCING	Loan Application	6	/	2020
	Enforceable Commitment	6	/	2020
	Closing and Disbursement	4	/	2021
PERMANENT FINANCING	Loan Application	6	/	2020
	Enforceable Commitment	6	/	2020
	Closing and Disbursement	4	/	2021
OTHER LOANS AND GRANTS	Type and Source: <u>City of Santa Ana (CDBG)</u>		/	
	Application	8	/	2018
	Closing or Award	3	/	2019
	Type and Source: <u>City of Santa Ana (VASH Vouchers)</u>		/	
	Application	8	/	2019
	Closing or Award	3	/	2019
	Type and Source: <u>Affordable Housing Program (FHLBSF)</u>		/	
	Application	3	/	2019
	Closing or Award	6	/	2019
	Type and Source: <u>Orange County Housing Finance Trust (C</u>		/	
	Application	3	/	2020
	Closing or Award	5	/	2020
	Type and Source: <u>Veterans Housing and Homelessness Pr</u>		/	
	Application	2	/	2020
	Closing or Award	6	/	2020
	Type and Source: <u>(specify here)</u>		/	
	Application		/	
	Closing or Award		/	
	10% of Costs Incurred	7	/	2021
	Construction Start	4	/	2021
	Construction Completion	4	/	2022
	Placed In Service	7	/	2022
	Occupancy of All Low-Income Units	10	/	2022

III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) Union Bank - Construction Loan	24	3.750%	\$24,000,000
2) City of Santa Ana (CDBG)	660	3.000%	\$1,687,047
3) Affordable Housing Program (FHLBSF)	660	3.000%	\$890,000
4) Orange County Housing Finance Trust (C)	660	3.000%	\$2,292,920
5) Union Bank - Tax Credit Equity			\$4,453,610
6) Deferred Developer Fee			\$1,307,582
7)			
8)			
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$34,631,159

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1) Lender/Source: Union Bank - Construction Loan
 Street Address: 1901 Avenue of the Stars, Suite 600
 City: Los Angeles
 Contact Name: JanMichael Medina
 Phone Number: 310-551-8968 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? Yes</p> | <p>2) Lender/Source: City of Santa Ana (CDBG)
 Street Address: 20 Civic Center Plaza (M26)
 City: Santa Ana
 Contact Name: Judson Brown
 Phone Number: 714-667-2241 Ext.:
 Type of Financing: Residual Receipts Loan
 Is the Lender/Source Committed? Yes</p> |
| <p>3) Lender/Source: Affordable Housing Program (FHLBSF)
 Street Address: 333 Bush Street, Suite 2700
 City: San Francisco, CA, 94104
 Contact Name: Alyssa Thunberg
 Phone Number: 415-616-2687 Ext.:
 Type of Financing: Residual Receipts Loan
 Is the Lender/Source Committed? Yes</p> | <p>4) Lender/Source: Orange County Housing Finance Trust
 Street Address: 1501 East St. Andrew Place, 1st Floor
 City: Santa Ana, CA, 92705
 Contact Name: Adam Eliason
 Phone Number: 909-706-7193 Ext.:
 Type of Financing: Residual Receipts Loan
 Is the Lender/Source Committed? Yes</p> |
| <p>5) Lender/Source: Union Bank - Tax Credit Equity
 Street Address: 1901 Avenue of the Stars, Suite 600
 City: Los Angeles
 Contact Name: JanMichael Medina
 Phone Number: 310-551-8968 Ext.:
 Type of Financing: Equity
 Is the Lender/Source Committed? Yes</p> | <p>6) Lender/Source: Deferred Developer Fee
 Street Address: 17701 Cowan Avenue, Suite 200
 City: Irvine, CA, 92614
 Contact Name: Michael Massie
 Phone Number: 949-263-0647 Ext.:
 Type of Financing: Deferred Fee
 Is the Lender/Source Committed? Yes</p> |

7) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

8) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

9) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

10) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

11) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

12) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Union Bank - Permanent Loan	480	3.700%		\$445,061	\$9,284,261
2) City of Santa Ana (CDBG)	660	3.000%	Residual		\$1,687,047
3) Affordable Housing Program (FHLBSF)	660	3.000%	Residual		\$890,000
4) Orange County Housing Finance Trust (C	660	3.000%	Residual		\$2,292,920
5) Veterans Housing and Homelessness Pr	660	3.000%	Residual		\$10,000,000
6) Deferred Developer Fee			Deferred		\$580,020
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$24,734,248
Total Tax Credit Equity:					\$9,896,911
Total Sources of Project Funds:					\$34,631,159

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1) Lender/Source: Union Bank - Permanent Loan
 Street Address: 1901 Avenue of the Stars, Suite 600
 City: Los Angeles
 Contact Name: JanMichael Medina
 Phone Number: 310-551-8968 Ext.:
 Type of Financing: Permanent Loan
 Is the Lender/Source Committed? Yes</p> | <p>2) Lender/Source: City of Santa Ana (CDBG)
 Street Address: 20 Civic Center Plaza (M26)
 City: Santa Ana
 Contact Name: Judson Brown
 Phone Number: 714-667-2241 Ext.:
 Type of Financing: Residual Receipts Loan
 Is the Lender/Source Committed? Yes</p> |
| <p>3) Lender/Source: Affordable Housing Program (FHLBSF)
 Street Address: 333 Bush Street, Suite 2700
 City: San Francisco, CA, 94104
 Contact Name: Alyssa Thunberg
 Phone Number: 415-616-2687 Ext.:
 Type of Financing: Residual Receipts Loan
 Is the Lender/Source Committed? Yes</p> | <p>4) Lender/Source: Orange County Housing Finance Trust
 Street Address: 1501 East St. Andrew Place, 1st Floor
 City: Santa Ana, CA, 92705
 Contact Name: Adam Eliason
 Phone Number: 909-706-7193 Ext.:
 Type of Financing: Residual Receipts Loan
 Is the Lender/Source Committed? Yes</p> |
| <p>5) Lender/Source: Veterans Housing and Homelessness Program
 Street Address: 2020 W. El Camino Avenue, Suite 650
 City: Sacramento, CA, 95691
 Contact Name: Kendra Gubaydullin
 Phone Number: Ext.:
 Type of Financing: Residual Receipts Loan
 Is the Lender/Source Committed? Yes</p> | <p>6) Lender/Source: Deferred Developer Fee
 Street Address: 17701 Cowan Avenue, Suite 200
 City: Irvine, CA, 92614
 Contact Name: Michael Massie
 Phone Number: 949-263-0647 Ext.:
 Type of Financing: Deferred Fee
 Is the Lender/Source Committed? Yes</p> |

7) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

9) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

11) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

8) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

10) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

12) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)):

Yes

No

CDLAC Allocation?

Date application was submitted to CDLAC (Reg. Sections 10317(g)(4), 10326(h)):

6/11/2020

Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)):

9/16/2020

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)):

3/1/2021

Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)):

Name of Bond Issuer (Reg. Section 10326(e)(1)):

California Municipal Finance Authority

Will project have Credit Enhancement?

No

If Yes, identify the entity providing the Credit Enhancement:

Contact Person:

Phone:

Ext.:

What type of enhancement is being provided?

(select one)

(specify here)

III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

A. Low Income Units

Note: CDLAC identifies 70% AMI and 80% AMI targeted Low Income Units as Market Rate Units.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Targeted Area Median Income	(h) % of Actual AMI
SRO/Studio	34	\$280	\$9,520		\$280	30%	12.5%
SRO/Studio	14	\$280	\$3,920		\$280	30%	12.5%
SRO/Studio	19	\$280	\$5,320		\$280	30%	12.5%
SRO/Studio	7	\$280	\$1,960		\$280	40%	12.5%
SRO/Studio	15	\$280	\$4,200		\$280	50%	12.5%
Total # Units:	89	Total:	\$24,920		Average:	34.2%	

Is this a resyndication project using hold harmless rent limits in the above table?

N/A

Hold harmless rents cannot exceed the federal set-aside current tax credit rent limits.

Must use current rent limits for units included in the lowest income point category.

B. Manager Units

Projects with 16 or more Low-Income and Market-Rate Units must have one on-site manager's unit.

Projects with at least 161 Low-Income and Market-Rate Units must provide a second on-site manager's unit, and one additional on-site manager's unit for each 80 Low-Income and Market-Rate Units beyond 161 units, up to a maximum of four on-site manager's units. Scattered site projects of 16 or more Low-Income and Market-Rate Units must have at least one manager's unit for the entire project, and at one manager's unit at each site consisting of 16 or more Low-Income and Market-Rate Units. Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
2 Bedrooms	1		
3 Bedrooms	1		
Total # Units:	2	Total:	

No

Project with desk or security staff in lieu of on-site manager unit(s)

See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$24,920
Aggregate Annual Rents For All Units:	\$299,040

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	89
Length of Contract (years):	20
Expiration Date of Contract:	1/1/2040
Total Projected Annual Rental Subsidy:	\$1,219,656

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$9,828
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$9,828
Total Annual Potential Gross Income:	\$1,528,524

F. Monthly Resident Utility Allowance by Unit Size
(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:						
Water Heating:						
Cooking:						
Lighting:						
Electricity:						
Water:*						
Other: (specify here)						
Total:						

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

See Regulation Section 10322(h)(21) for type of projects that are allowed to use CUAC.

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$8,463
	Legal:	\$5,460
	Accounting/Audit:	\$15,743
	Security:	\$9,828
	Other: Office Supplies/Misc	\$40,806
Total Administrative:		\$80,300

Management	Total Management:	\$54,600
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Utilities	Fuel:	
	Gas:	\$8,163
	Electricity:	\$23,302
	Water/Sewer:	\$33,124
	Total Utilities:	\$64,589

Payroll / Payroll Taxes	On-site Manager:	\$80,444
	Maintenance Personnel:	\$50,960
	Other: Payroll Taxes, Ins., WC, Benefits	\$50,466
	Total Payroll / Payroll Taxes:	\$181,870
Total Insurance:		

Maintenance	Painting:	\$4,550
	Repairs:	\$1,456
	Trash Removal:	\$12,103
	Exterminating:	\$10,920
	Grounds:	\$15,015
	Elevator:	\$7,917
	Other: Supplies, HVAC/Plumbing, Contracts, M	\$59,605
	Total Maintenance:	\$111,566

Other Operating Expenses	Other: Misc. Taxes, Licenses, Permits, Ins.	\$6,316
	Other: Property Insurance	\$19,656
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
Total Other Expenses:		\$25,972

Total Expenses

Total Annual Residential Operating Expenses:	\$518,897
Total Number of Units in the Project:	91
Total Annual Operating Expenses Per Unit:	\$5,702
Total 3-Month Operating Reserve:	\$285,135
Total Annual Internet Expense (site amenity election):	\$6,750
Total Annual Services Amenities Budget (from project expenses):	\$230,150
Total Annual Reserve for Replacement:	\$45,500
Total Annual Real Estate Taxes:	\$18,000
VHHP Transition Reserve	\$47,500
OCHFT Monitoring Fee and Agency Debt Service (VHHP)	\$42,910

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.	Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing	Yes	\$24,000,000
Taxable Bond Financing	N/A	
HOME Investment Partnership Act (HOME)	N/A	
Community Development Block Grant (CDBG)	Yes	\$1,687,047
RHS 514	N/A	
RHS 515	N/A	
RHS 516	N/A	
RHS 538	N/A	
HOPE VI	N/A	
McKinney-Vento Homeless Assistance Program	N/A	
MIP	N/A	
MHSA	N/A	
MHP	N/A	
National Housing Trust Fund (HTF)	N/A	
Qualified Opportunity Zone Investment	N/A	
FHA Risk Sharing loan?	No	N/A
State: VHHP	Yes	\$10,000,000
Local: OCHFT	Yes	\$2,292,920
Other: AHP	Yes	\$890,000
Other: (specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	3/5/2019	Approval Date:	
Source:	cy - City of Santa Ana	Source:	
If Section 8:	Project-based vouchers (PBVs)	If Section 8:	(select one)
Percentage:	100%	Percentage:	
Units Subsidized:	89	Units Subsidized:	
Amount Per Year:	\$1,518,696	Amount Per Year:	
Total Subsidy:	\$30,373,920	Total Subsidy:	
Term:	20 Years	Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$261,141	89	\$23,241,549
1 Bedroom	\$301,093		
2 Bedrooms	\$363,200	1	\$363,200
3 Bedrooms	\$464,896	1	\$464,896
4+ Bedrooms	\$517,923		
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:		91	\$24,069,645
		Yes/No	
(a) Plus (+) 20% basis adjustment - Prevailing Wages		<input checked="" type="checkbox"/>	
Adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s): Project Based Voucher			\$4,813,929
Plus (+) 5% basis adjustment		<input type="checkbox"/>	
For projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeshipable occupation in the building and construction trades.			
(b) Plus (+) 7% basis adjustment - Parking (New Construction)		<input type="checkbox"/>	
For new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.			
(c) Plus (+) 2% basis adjustment - Daycare		<input type="checkbox"/>	
For projects where a day care center is part of the development.			
(d) Plus (+) 2% basis adjustment - 100% Special Needs		<input checked="" type="checkbox"/>	
For projects where 100 percent of the Low-Income Units are for Special Needs populations.			\$481,393
(e) Plus (+) up to 10% basis adjustment - ITEM (e) Features		<input type="checkbox"/>	
For projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.			
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental mitigation		<input type="checkbox"/>	
For projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: N/A			
(g) Plus (+) Local Development Impact Fees		<input checked="" type="checkbox"/>	
Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.		Please Enter Amount:	\$529,417
(h) Plus (+) 10% basis adjustment - Elevator		<input checked="" type="checkbox"/>	
For projects wherein at least 95% of the project's upper floor units are serviced by an elevator.			\$2,406,965
(i) Plus (+) 10% basis adjustment - High Opportunity Area		<input type="checkbox"/>	
For a project that is: (i) in a county that has an unadjusted 9% threshold basis limit for a 2-bedroom unit equal to or less than \$400,000; AND (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.			
(j) Plus (+) 1% basis adjustment for each 1% of project's Low-Income and Market Rate Units restricted between 35% and 50% of AMI.		<input checked="" type="checkbox"/>	
Rental Units:	89	Total Rental Units @ 50% to 36% of AMI:	22
(k) Plus (+) 2% basis adjustment for each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI.		<input checked="" type="checkbox"/>	
Rental Units:	89	Total Rental Units @ 35% of AMI or Below:	67
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$74,182,531

HIGH COST TEST

Total Eligible Basis

\$27,954,979

Percentage of the Adjusted Threshold Basis Limit

86.544%

ITEM (e) Features

**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be more energy efficient than 2019 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6), except that if the local department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2016 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 2%.
- N/A** 9 For new construction projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Union Bank Permanent Loan	2)City of Santa Ana (CDBG)	3)Affordable Housing Program (FHLBSF)	4)Orange County Housing Finance Trust (OCHFT)	5)Veterans Housing and Homelessnes s Prevention (VHHP)	6)Deferred Developer Fee	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
¹ Land Cost or Value	\$3,900,000	\$3,900,000				\$1,687,047	\$890,000	\$1,322,953									\$3,900,000		
² Demolition																			
Legal																			
Land Lease Rent Prepayment																			
Total Land Cost or Value	\$3,900,000	\$3,900,000				\$1,687,047	\$890,000	\$1,322,953									\$3,900,000		
Existing Improvements Cost or Value	\$11,188,888	\$11,188,888		\$1,584,354	\$9,284,261			\$320,273									\$11,188,888		\$11,188,888
² Off-Site Improvements																			
Total Acquisition Cost	\$11,188,888	\$11,188,888		\$1,584,354	\$9,284,261			\$320,273									\$11,188,888		\$11,188,888
Total Land Cost / Acquisition Cost	\$15,088,888	\$15,088,888		\$1,584,354	\$9,284,261	\$1,687,047	\$890,000	\$1,643,226									\$15,088,888		
Predevelopment Interest/Holding Cost	\$649,694	\$649,694						\$649,694									\$649,694		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total Rehabilitation Costs																			
Total Relocation Expenses	\$72,000	\$72,000		\$72,000													\$72,000		
NEW CONSTRUCTION																			
Site Work	\$1,370,169	\$1,370,169		\$1,370,169													\$1,370,169	\$1,270,169	
Structures	\$6,930,348	\$6,930,348		\$5,012,705					\$1,917,643								\$6,930,348	\$6,930,348	
General Requirements	\$498,031	\$498,031							\$498,031								\$498,031	\$498,031	
Contractor Overhead																			
Contractor Profit	\$664,041	\$664,041							\$664,041								\$664,041	\$664,041	
Prevailing Wages																			
General Liability Insurance	\$233,066	\$233,066							\$233,066								\$233,066	\$233,066	
Other: (Specify)																			
Total New Construction Costs	\$9,695,655	\$9,695,655		\$6,382,874					\$3,312,781								\$9,695,655	\$9,595,655	
ARCHITECTURAL FEES																			
Design	\$750,000	\$750,000							\$750,000								\$750,000	\$750,000	
Supervision																			
Total Architectural Costs	\$750,000	\$750,000							\$750,000								\$750,000	\$750,000	
Total Survey & Engineering	\$40,000	\$40,000							\$40,000								\$40,000	\$40,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$1,644,578	\$1,644,578							\$1,644,578								\$1,644,578	\$786,167	
Origination Fee	\$170,484	\$170,484							\$170,484								\$170,484	\$170,484	
Credit Enhancement/Application Fee																			
Bond Premium																			
Cost of Issuance	\$363,557	\$363,557							\$363,557								\$363,557	\$87,250	
Title & Recording	\$20,000	\$20,000							\$20,000								\$20,000	\$20,000	
Taxes																			
Insurance																			
Bank Inspections	\$7,500	\$7,500							\$7,500								\$7,500	\$7,500	
Other: (Specify)																			
Total Construction Interest & Fees	\$2,206,119	\$2,206,119							\$2,206,119								\$2,206,119	\$1,071,401	
PERMANENT FINANCING																			
Loan Origination Fee	\$144,632	\$144,632							\$144,632								\$144,632		
Credit Enhancement/Application Fee																			
Title & Recording	\$10,000	\$10,000							\$10,000								\$10,000		
Taxes																			
Insurance																			
Other: (Specify)																			
Other: (Specify)																			
Total Permanent Financing Costs	\$154,632	\$154,632							\$154,632								\$154,632		
Subtotals Forward	\$28,656,988	\$28,656,988		\$8,039,228	\$9,284,261	\$1,687,047	\$890,000	\$2,292,920	\$6,463,532								\$28,656,988	\$11,457,056	\$11,188,888
LEGAL FEES																			
Lender Legal Paid by Applicant	\$150,000	\$150,000							\$150,000								\$150,000	\$20,000	
Other: (Specify)																			
Total Attorney Costs	\$150,000	\$150,000							\$150,000								\$150,000	\$20,000	
RESERVES																			
Rent Reserves																			
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve																			
3-Month Operating Reserve	\$285,135	\$285,135							\$285,135								\$285,135		
Other: (Specify)																			
Total Reserve Costs	\$285,135	\$285,135							\$285,135								\$285,135		

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Union Bank Permanent Loan	2)City of Santa Ana (CDBG)	3)Affordable Housing Program (FHLBSF)	4)Orange County Housing Finance Trust (OCHFT)	5)Veterans Housing and Homelessnes s Prevention (VHHP)	6)Deferred Developer Fee	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
CONTINGENCY COSTS																			
Construction Hard Cost Contingency	\$946,259	\$946,259							\$946,259								\$946,259	\$946,259	
Soft Cost Contingency	\$268,000	\$268,000							\$268,000								\$268,000	\$268,000	
Total Contingency Cost	\$1,214,259	\$1,214,259							\$1,214,259								\$1,214,259	\$1,214,259	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$85,000	\$85,000							\$85,000								\$85,000		
Environmental Audit	\$27,125	\$27,125							\$27,125								\$27,125	\$27,125	
Local Development Impact Fees	\$529,417	\$529,417							\$529,417								\$529,417	\$529,417	
Permit Processing Fees	\$234,232	\$234,232							\$234,232								\$234,232	\$234,232	
Capital Fees																			
Marketing	\$165,000	\$165,000							\$165,000								\$165,000		
Furnishings	\$461,500	\$461,500							\$461,500								\$461,500	\$461,500	
Market Study	\$5,800	\$5,800							\$5,800								\$5,800	\$5,800	
Accounting/Reimbursable	\$25,000	\$25,000							\$25,000								\$25,000	\$25,000	
Appraisal Costs	\$7,000	\$7,000							\$7,000								\$7,000	\$7,000	
TCAC Application Fee	\$2,000	\$2,000							\$2,000								\$2,000	\$2,000	
Consultants (CM, Geotech., LEED, PNA, etc.)	\$150,000	\$150,000							\$150,000								\$150,000	\$150,000	
Property Taxes and Insurance	\$120,000	\$120,000							\$120,000								\$120,000	\$120,000	
Admin, Repro., and Reimburse	\$30,000	\$30,000							\$30,000								\$30,000	\$30,000	
Security System	\$45,000	\$45,000							\$45,000								\$45,000	\$45,000	
Total Other Costs	\$1,887,074	\$1,887,074							\$1,887,074								\$1,887,074	\$1,637,074	
SUBTOTAL PROJECT COST	\$32,193,456	\$32,193,456		\$8,039,228	\$9,284,261	\$1,687,047	\$890,000	\$2,292,920	\$10,000,000								\$32,193,456	\$14,328,389	\$11,188,888
DEVELOPER COSTS																			
Developer Overhead/Profit	\$2,437,703	\$2,437,703		\$1,857,683						\$580,020							\$2,437,703	\$1,878,258	\$559,444
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	\$2,437,703	\$2,437,703		\$1,857,683						\$580,020							\$2,437,703	\$1,878,258	\$559,444
TOTAL PROJECT COST	\$34,631,159	\$34,631,159		\$9,896,911	\$9,284,261	\$1,687,047	\$890,000	\$2,292,920	\$10,000,000	\$580,020							\$34,631,159	\$16,206,647	\$11,748,332
Note: Syndication Costs shall NOT be included as a project cost. Calculate Maximum Developer Fee using the eligible basis subtotals.																	Bridge Loan Expense During Construction:		
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:					9,896,911	9,284,261	1,687,047	890,000	2,292,920	10,000,000	580,020						Total Eligible Basis:		

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

- ¹ Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land). Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.
- ² Required: include a detailed explanation of Demolition and Offsite Improvements requirements as well as a cost breakdown in Attachment 12. Construction and Design Description.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 105) matches that of Permanent Financing in the Application workbook (Row 108). The conditional formatting does NOT test for any regulatory threshold or feasibility requirements. Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)

Organizational Fee

Bridge Loan Fees/Exp.

Legal Fees

Consultant Fees

Accountant Fees

Tax Opinion

Other

CERTIFICATION BY OWNER:

As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner

Date

Total Syndication Costs

Printed Name of Signatory

Title of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:

As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

Signature of Project CPA/Tax Professional

Date

V. BASIS AND CREDITS

A. Determination of Eligible and Qualified Basis

Projects w/ building(s) located in DDA/QCT areas & Non-DDA/Non-QCT areas, bifurcate accordingly.

	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)		30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)	
Total Eligible Basis:	\$16,206,647		\$11,748,332	
Ineligible Amounts				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Bas				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):				
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
Total Ineligible Amounts:				
Total Eligible Basis Amount Voluntarily Excluded:				
Total Basis Reduction:				
*Total Requested Unadjusted Eligible Basis:	\$16,206,647		\$11,748,332	
Total Adjusted Threshold Basis Limit:	\$74,182,531			
**130% Adjustment for DDA, QCT, or Reg. §10317(d)	100%	100%	100%	100%
Total Adjusted Eligible Basis:	\$16,206,647		\$11,748,332	
Applicable Fraction:	100%	100%	100%	100%
Qualified Basis:	\$16,206,647		\$11,748,332	
Total Qualified Basis:	\$27,954,979			

*Voluntary exclusion of eligible basis from acquisition eligible basis shall be the entire amount of acquisition total eligible basis or Zero.

**Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B

B. Determination of Federal Credit

	New Const/ Rehab	Acquisition
Qualified Basis:	\$16,206,647	\$11,748,332
**Applicable Percentage:	3.24%	3.24%
Subtotal Annual Federal Credit:	\$525,095	\$380,646
Total Combined Annual Federal Credit:	\$905,741	

** Applicants are required to use these percentages in calculating credit at the application stage.

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$34,631,159
Permanent Financing	\$24,734,248
Funding Gap	\$9,896,911
Federal Tax Credit Factor	\$0.92991

Federal tax credit factor must be at least \$1.00 for self-syndication projects or at least \$0.85 for all other projects.

Total Credits Necessary for Feasibility	\$10,642,904
Annual Federal Credit Necessary for Feasibility	\$1,064,290
Maximum Annual Federal Credits	\$905,741
Equity Raised From Federal Credit	\$8,422,549

Remaining Funding Gap	\$1,474,362
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D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	\$16,206,647	

New construction or rehabilitation basis only; No acquisition basis except for At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor when no 130% basis increase is used

Factor Amount	13%	13%
Maximum Total State Credit	\$2,106,864	\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	\$0.70000
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State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.79 for self-syndication projects; or at least \$0.70 for all other projects

State Credit Necessary for Feasibility	\$2,106,232
Maximum State Credit	\$2,106,232
Equity Raised from State Credit	\$1,474,362

Remaining Funding Gap	\$0
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VI. POINTS SYSTEM - SECTION 1: THE POINTS SYSTEM

A. General Partner & Management Company Experience

Maximum 9 Points

A(1) General Partner Experience

6 Points

General Partner Name:

Jamboree Housing Corporation

Select from ONE of the following two options:

5 or more projects in service more than 3 years, including 1 in service more than 5 years and 2 California LIHTC projects

To receive points under this subsection for projects in existence for more than 3 years from the filing deadline date, the applicant must submit a certification from a 3rd party certified public accountant (CPA) that the projects for which points are requested have maintained a positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared and have funded reserves in accordance with the partnership agreement and any applicable loan documents. This certification must list the specific projects for which the points are being requested. The CPA certification may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be within 60 days of the application deadline, unless the general partner or key person has no current projects which are eligible for points in which case the report date shall be after the date from which the general partner or key person separated from the last eligible project. To obtain points for projects previously owned by the proposed general partner, a similar certification must be submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested.

Total Points for General Partner Experience:	6
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A(2) Management Company Experience

3 Points

Select from the following:

11 or more projects managed more than 3 years, including 2 California LIHTC projects

Management Company Name:

The John Stewart Company

Total Points for Management Company Experience:	3
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Points in subsections (A) and (B) above will be awarded in the highest applicable category and are not cumulative. For maximum points in either subsection (A) or (B) above, a completed application attachment for the general partner or for the management agent, respectively, must be provided. For points to be awarded in subsection (B), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application. "Projects" as used in this subsections (A) and (B) means multifamily, rental, affordable developments of over 10 affordable units that are subject to a recorded regulatory agreement or, in the case of housing on tribal lands, where federal HUD funds have been utilized in affordable rental developments. General Partner and Management Company experience points may be given based on the experience of the principals involved, or on the experience of municipalities or other nonprofit entities that have experience but have formed single-asset entities for each project in which they have participated, notwithstanding that the entity itself would not otherwise be eligible for such points.

Alternatively, a management company may receive 2 points if it provides evidence that the management agent assigned to the project, either on-site or with management responsibilities for the site, has been certified, prior to application deadline, by a housing tax credit certification examination by a nationally recognized housing tax credit compliance entity and be on a list maintained by the Committee. These points may substitute for other management company experience but will not be awarded in addition to such points.

General partners and management companies with fewer than 2 active California LIHTC projects for more than 3 years, and general partners and management companies for projects requesting points under the special needs categories with no active California LIHTC projects for more than 3 years, should refer to Regulation Section 10325(c)(1) and Checklist Items Tabs 21 and 22 for additional requirements.

Total Points for General Partner & Management Company Experience:	9
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B. Housing Needs

Maximum 10 Points

Select one: Special Needs Projects

10 Points

Select one if project is a scattered site acquisition and/or rehabilitation : N/A

Total Points for Housing Needs:	10
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C. Site & Service Amenities

C(1) Site Amenities

Maximum 15 Points

Amenities must be appropriate to the tenant population served. The amenity must be in place at the time of application (refer to TCAC regulations and the Checklist for limited exceptions). The application must include a map scaled for distance using a standardized radius from the development site as determined by the Committee. Measurement from the project to a site must not cross significant physical barriers. The map must show the distance of the site amenities from the development site. **An application proposing a project located on multiple scattered sites shall be scored proportionately in the site amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site.** Proportional scoring means, for a project to score the maximum 15 points, each site must independently score 15 points for site amenities. Include a table in Tab 23 identifying each site's point categories and site amenity location. Applicants must provide color photographs, a contact person and a contact telephone number for each requested site amenity. Any inaccurate information will be subject to negative points. No more than 15 points will be awarded in this category. Only one point award will be available in each of the subcategories (a-h) listed below. Site amenity points are not applicable to projects that apply and are awarded under the Native American apportionment. However, for those applicants unsuccessful in the apportionment and considered under the Rural set-aside, site amenity scoring will be applicable.

Amenities may include:

a) Transit

- (i) Located where there is a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop within 1/3 mile of the project site with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station or ferry terminal), and the project's density exceeds 25 units per acre. **7 Points**
- (ii) The project site is within 1/3 mile of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station or ferry terminal). **6 Points**
- (iii) The project site is within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station or ferry terminal). **5 Points**
- (iv) The project site is within 1/3 mile of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) **4 Points**
- (v) The project site is within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop. **3 Points**

Select one:

(i)

In addition to meeting one of the categories above (i through v), points are available to applicants committing to provide residents free transit passes or discounted passes to each rent restricted unit for at least 15 years. (For item (iv) Rural set-aside projects, points not available for projects with van services. Only available to projects with dial-a-ride service for free or discounted dial-a-ride passes):

Select one: **N/A**

N/A A private bus or transit system providing free service may be substituted with prior approval from the CTCAC Executive Director. This prior approval must be received before the application deadline and the bus or transit system must meet the relevant headway and distance criteria stated above. If pre-approved, select applicable point category above.

Total Points for Transit Amenity:	7
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b) Public Park

- (i) The site is within 1/2 mile of a public park or a community center accessible to the general public (1 mile for Rural set-aside projects). A public park shall not include 1) school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities. 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance.

3 Points

Joint-use agreement (if yes, please provide a copy)

N/A

- (ii) The site is within 3/4 mile (1.5 miles for Rural set-aside).

2 Points

Select one:

(i)

Total Points for Public Park Amenity:	3
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c) Book-Lending Public Library

- (i) The site is within 1/2 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1 mile for Rural set-aside projects).

3 Points

- (ii) The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (2 miles for Rural set-aside projects).

2 Points

Select one:

(ii)

Total Points for Public Library Amenity:	2
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d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' MarketPlease refer to Checklist Items for supporting documentation requirements

- (i) The site is within 1/2 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects).

5 Points

- (ii) The site is within 1 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (2 mile for Rural set-aside projects).

4 Points

- (iii) The site is within 1.5 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (3 mile for Rural set-aside projects).

3 Points

- (iv) The site is within 1/4 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects).

4 Points

- (v) The site is within 1/2 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects).

3 Points

- (vi) The site is within 1/2 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year.

2 Points

- (vii) The site is within 1 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year.

1 Point

Select one:

(i)

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:	5
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e) Public Elementary, Middle, or High School

- (i) For a qualifying development, the site is within 1/4 mile of a public elementary school; 1/2 mile of a public middle school; or 1 mile of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **3 Points**

- (ii) The site is within 3/4 mile of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school (an additional 1 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **2 Points**

Select one:

N/A

Total Points for Public Elementary, Middle, or High School Amenity:	0
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f) Senior Developments: Daily Operated Senior Center

- (i) For a **senior development** the project site is within 1/2 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1 mile for Rural set-aside). **3 Points**

- (ii) The project site is within 3/4 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1.5 miles for Rural Set-aside). **2 Points**

Select one:

N/A

Total Points for Daily Operated Senior Center Amenity:	0
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g) Special Needs Development: Population Specific Service Oriented Facility

- (i) For a **special needs development**, the site is located within 1/2 mile of a facility that operates to serve the population living in the development. **3 Points**

- (ii) The project site is located within 1 mile of a facility that operates to serve the population living in the development. **2 Points**

Select one:

N/A

Total Points for Population Specific Service Oriented Facility Amenity:	0
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h) Medical Clinic or Hospital

- (i) The site is within 1/2 mile (1 mile for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **3 Points**

- (ii) The site is within 1 mile (1.5 miles for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **2 Points**

Select one:

N/A

Total Points for Medical Clinic or Hospital Amenity:	0
-------------------------------------------------------------	----------

i) Pharmacy

- (i) The site is within 1/2 mile of a pharmacy (1 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **2 Points**
- (ii) The site is within 1 mile of a pharmacy (2 miles for Rural Set-aside). (This category may be combined with the other site amenities above). **1 Point**

Select one:

(ii)

Total Points for Pharmacy:	1
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j) In-unit High Speed Internet Service

- (i) High speed internet service with a 1.5 megabits/second capacity provided in each Low-Income Unit free of charge to the tenants for a minimum of 15 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **2 Points**
- (ii) **Rural projects only:** High speed internet service with a 1.5 megabits/second capacity provided in each unit free of charge to the tenants for a minimum of 15 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. Check rural status according to TCAC's Methodology: (<https://www.treasurer.ca.gov/ctcac/2019/methodology.pdf>) **3 Points**

Select one:

(i)

Total Points for Internet Service:	2
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k) Highest or High Resources Area

- (i) The project is a new construction large family project, except for an inclusionary project as defined in Section 10325(c)(9)(C), and the site is located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource **8 Points**

Select one:

N/A

Total Points for Highest or High Resources Area:	0
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Total Points for Site Amenities:	20
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Site Amenity Contact List:

Amenity Name: Public Transit (Bus) Stop, Stop 641
Address: Harbor & Washington Bus Stop (641)
City, Zip: Santa Ana, 92703
Contact Person: Darrell E. Johnson
Phone: 714-560-6282 Ext.:
Amenity Type: Transit Station/Transit Stop
Website: <https://octa.net>
Distance in miles: 0.09

Amenity Name: Newhope Library
Address: 122 N. Newhope Street
City, Zip: Santa Ana, 92703
Contact Person: Sherry Toth
Phone: 714-647-6992 Ext.:
Amenity Type: Book-Lending Public Library
Website: <https://www.santa-ana.org/library/ab>
Distance in miles: 0.77

Amenity Name: CVS Pharmacy
Address: 228 N. Harbor Blvd.
City, Zip: Santa Ana, 92703
Contact Person: Jenny Nguyen
Phone: 714-554-7120 Ext.:
Amenity Type: Pharmacy
Website: <https://www.cvs.com/store-locator/d>
Distance in miles: 0.5

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name: Rosita Park
Address: 706 N. Newhope
City, Zip: Santa Ana, 92703
Contact Person: Lisa Rudloff
Phone: 714-571-4202 Ext.:
Amenity Type: Public Park
Website: <https://www.santa-ana.org/parks>
Distance in miles: 0.42

Amenity Name: Northgate Market
Address: 230 N. Harbor Blvd.
City, Zip: Santa Ana, CA
Contact Person: Rita Roman
Phone: 714-265-9394 Ext.:
Amenity Type: Grocery/Farmers' Market
Website: <https://www.northgatemarket.com/locat>
Distance in miles: 0.5

Amenity Name: Innovative IT
Address: 5070 North 6th Street, #175
City, Zip: Fresno, 93710
Contact Person: John Lim
Phone: 1-888-610-0010 Ext.:
Amenity Type: In-unit High Speed Internet Service
Website: <https://www.innovativeitinc.com/>
Distance in miles: N/A

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

C(2) Service Amenities

Maximum 10 Points

Projects that provide high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants. Except as provided below and in Reg. Section 10325(c)(4)(B), in order to receive points in this category, physical space for service amenities must be available when the development is placed-in-service. Services space must be located inside the project and provide sufficient square footage, accessibility and privacy to accommodate the proposed services. **Evidence that adequate physical space for services will be provided must be documented within the application.** The amenities must be available within 6 months of the project's placed-in-service date. Applicants must commit that services will be provided for a period of 15 years.

All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development (1 1/2 miles for Rural set-aside projects) provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative.

Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects. **Items 7 through 12** are applicable to Special Needs projects. Items 1 through 12 are mutually exclusive. One proposed service may not receive points under two different categories, except in the case of proportionately-scored services for special needs projects.

Proportional Scoring for Services - Projects with less than 75% Special Needs Units: Special needs projects with less than 75% special needs units will be scored proportionately in the service amenity category based upon (i) the services provided to special needs and non-special needs units, respectively; and (ii) the percentage of units represented by special needs and non-special needs units, respectively. Proportional scoring for this paragraph means, for a project to score the maximum 10 points, nonspecial needs units and special needs units must independently score 10 points for service amenities. Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects or for the non-Special Needs units in a Special Needs Project with less than 75% Special Needs units. Items 7 through 12 are applicable to Special Needs projects with 75% or more Special Needs units or for the Special Needs units in a Special Needs Project with less than 75% Special Needs units. Projects must demonstrate that all tenants will receive appropriate type and level of services.

Proportional Scoring for Services - Scattered Site Projects: An application proposing a project located on multiple scattered sites shall be scored proportionately in the service amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site, except that for scattered site projects of less than 20 units, service amenities shall be scored in the aggregate across all sites. **In addition, scattered site more than 1 mile (1.5 miles for Rural set-aside) from the nearest other site with services must provide services independently.** Proportional scoring for this paragraph means, for a project to score the maximum 10 points, each site must independently score 10 points for service amenities.

The application's Service Amenity Sources and Uses Budget page must clearly describe all anticipated income and expenses associated with the services program(s) and must align with the services commitments provided (i.e. contracts, MOUs, letters, etc.) Applications shall receive points for services only if the proposed services budget adequately accounts for the level of service. The budgeted amount must reasonably be expected to cover the costs of the proposed level of service. All organizations providing services for which the project is claiming points must document that they have at least 24 months of experience providing services to the project's target population. **PLEASE REFER TO REGULATION SECTION 10325(c)(5)(B) FOR COMPLETE SERVICE AMENITY POINTS REQUIREMENTS.**

No more than 10 points will be awarded in this category. **The service budget spreadsheet must be completed.**

Large Family, Senior, SRO, At-Risk, Number of Bedrooms =	0
Special Needs, Number of Bedrooms =	89

Amenities may include, but are not limited to:

a) Large Family, Senior, SRO, At-Risk projects:

(1) Service Coordinator. Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.).		
N/A	Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms.	5 points
N/A	Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms.	3 points

(2) Other Services Specialist. Must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor.		
N/A	Minimum ratio of 1 FTE Services Specialist to 600 bedrooms.	5 points
N/A	Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.	3 points

(3) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes.		
N/A	Minimum of 84 hours of instruction each year (42 hours for small developments*).	7 points
N/A	Minimum of 60 hours of instruction each year (30 hours for small developments*).	5 points
N/A	Minimum of 36 hours of instruction each year (18 hours for small developments*).	3 points
*small developments = 20 units or less		

(4) Health and wellness services and programs. Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs.		
N/A	Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
N/A	Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
N/A	Minimum of 40 hours of services per year for each 100 bedrooms.	2 points

N/A	(5) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. <i>(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger.)</i>	5 points
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(6) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. <i>(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger).</i>		
N/A	Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

b) Special Needs projects:

(7) Case Manager. Responsibilities must include (but are not limited to) working with tenants to develop and implement an individualized case plan, coordinate and implement this plan		
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	develop and implement an individualized service plan, goal plan or independent living plan.	
Yes	Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.	5 points
N/A	Minimum ratio of 1 FTE Case Manager to 160 bedrooms.	3 points

	(8) Service Coordinator or Other Services Specialist. Service coordinator responsibilities shall include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Other services specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor.	
Yes	Minimum ratio of 1 FTE Service Coordinator/Other Services Specialist to 360 bedrooms.	5 points
N/A	Minimum ratio of 1 FTE Service Coordinator/Other Services Specialist to 600 bedrooms.	3 points

	(9) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes.	
Yes	Minimum of 84 hours of instruction each year (42 hours for small developments*).	5 points
N/A	Minimum of 60 hours of instruction each year (30 hours for small developments*).	3 points
N/A	Minimum of 36 hours of instruction each year (18 hours for small developments*).	2 points
	*small developments = 20 units or less	

N/A	(10) Health or behavioral health services provided by appropriately-licensed organization or individual. Includes but is not limited to: health clinic, adult day health center, medication management services, mental health services and treatment, substance abuse services and treatment.	5 points
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N/A	(11) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. <i>(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger.)</i>	5 points
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	(12) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. <i>(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger).</i>	
N/A	Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

The Service Budget spreadsheet must be completed.	Total Points for Service Amenities:	15
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D.

**Maximum 32 Points
30 Points**

D(1) Lowest Income Restriction for All Units

The "Percent of Area Median Income" category may be used only once. For instance, 50% of Low-Income Units at 50% of Area Median Income (AMI) cannot be used twice for 100% at 50% and receive 50 points, nor can 50% of Low-Income Units at 50% of Area Median Income for 25 points and 40% of Low-Income Units at 50% of Area Median Income be used for an additional 20 points. However, the "Percent of Low-Income Units" may be used multiple times. For example, 50% of Low-Income Units at 50% of Area Median Income for 25 points may be combined with another 50% of Low-Income Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

RESYNDICATION PROJECTS CHOOSING HOLD HARMLESS RENTS CANNOT RECEIVE LOWEST INCOME POINTS FOR HOLD HARMLESS RENTS. CURRENT RENT LIMITS MUST BE USED FOR LOWEST INCOME POINT SCORING.

Projects electing the "40%/60% Average Income" federal set-aside must choose targeting in 10% increments of Area Median Income (i.e. 20% AMI, 30% AMI, 40% AMI, etc.).

***Available to Rural Projects Only. Must prove rural status under TCAC's Methodology (See TAB 3 of Checklist Items Worksheet)**

****60-80% AMI is included as a place-holder and will not receive any points.**

		Percent of Area Median Income (AMI)							
		**60-80%	*55%	50%	45%	40%	35%	30%	20%
Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)									
	50%			25.0*	37.5				
	45%			22.5*	33.8				
	40%		10.0*	20.0	30.0				
	35%		8.8*	17.5	26.3	35.0		50.0	
	30%		7.5*	15.0	22.5	30.0	37.5	45.0	
	25%		6.3*	12.5	18.8	25.0	31.3	37.5	50.0
	20%		5.0*	10.0	15.0	20.0	25.0	30.0	40.0
	15%		3.8*	7.5	11.3	15.0	18.8	22.5	30.0
	10%		2.5*	5.0	7.5	10.0	12.5	15.0	20.0

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Low-Income Units	Percent of Area Median Income (AMI) (20%- 55%)*	Percentage of Low-Income Units (before rounding down)	Percent of Low-Income Units (exclusive of manager's units)	Points Earned
0	20	0.00	0	0
67	30	75.28	75	50
0	35	0.00	0	0
	40	0.00	0	0
0	45	0.00	0	0
15	50	16.85	15	7.5
	0 -Rural only*	0.00	0	0
	0 -Rural only*	0.00	0	0
0	60-80**	0.00	0	0
82	Total Points Requested:			57.5

D(2) Lowest Income for 10% of Total Low-Income Units at 30% AMI**2 Points**

A project that agrees to have at least 10% of its Low-Income Units available for tenants with incomes no greater than thirty percent (30%) AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% or less AMI units must be spread across the various bedroom sizes, starting with the largest bedroom count units (e.g. four bedroom units) and working down to the smaller bedroom count units, assuring that at least 10% of the larger units are proposed at no greater than 30% AMI. So long as the project meets the 10% standard as a whole, the 10% standard need not be met among all of the smaller units. TCAC may correct applicant errors in carrying out this largest-to-smallest unit protocol.

Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)
5 BR	0	0	0.00%
4 BR	0	0	0.00%
3 BR	0	0	0.00%
2 BR	0	0	0.00%
1 BR	0	0	0.00%
SRO	89	67	75.28%
Total:	89	67	-

Lowest Income for 10% of Total Low-Income Units at 30% AMI Points:	2
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Total Points for Lowest Income:	59.5
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E. Readiness to Proceed

Points are available to applications documenting each of the categories below, up to a maximum of 10 points. Within the application the following must be delivered (see Regulation Section 10325(c)(7) and the Checklist Items for additional information):

Readiness to Proceed

Maximum 10 Points

Yes	(i) Enforceable financing commitment, as defined in Section 10325(f)(3), for all construction financing	5 Points
Yes	(ii) Evidence, as verified by the appropriate officials on a Committee-provided form (ATTACHMENT 26: Approvals Necessary to Begin Construction) signed by an appropriate local government planning official of the applicable local jurisdiction, that all applicable local land use approvals have been obtained as described in TCAC Regs §10325(f)(4).	5 Points

10 points will be available to projects that document all of the above and are able to begin construction within 180 days* of the Credit Reservation, as evidenced by submission of the requirements stated in TCAC Regulation Section 10325(c)(7) within 180 days of the Credit Reservation.

*After preliminary reservation CTCAC will randomly assign a 180 day deadline for half of the projects receiving a Credit Reservation within each round and a 194 day deadline for remaining projects.

If no construction lender is involved, evidence must be submitted by the assigned deadline (180 days or 194 days) after the Credit Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Tax Credit Reservation or negative points.

In the event that one of the above criteria have NOT been met, 5 points may be awarded for the one that has been met. In such cases, the 180-day requirements will not apply to projects that do not obtain the maximum points in this category.

Total Points for Readiness to Proceed:	10
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VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

All Projects: Total Possible Points: 86, Minimum Point Threshold: 73

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. General Partner & Management Company Experience	9	9	9
A(1) General Partner Experience	6	6	
A(2) Management Company Experience	3	3	
B. Housing Needs	10	10	10
C. Site & Service Amenities	25	25	25
C(1) Site Amenities	20	15	
C(2) Service Amenities	15	10	
D. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	32.0	32.0
E(1) Lowest Income	57.5	30.0	
E(2) 10% of Units Restricted @ 30% AMI	2	2	
E. Readiness to Proceed	10	10	10
*Negative Points (if any, please enter amount:)		NO MAX	0
Total Points:			86.0

*Negative points given to general partners, co-developers, management agents, consultants, or any member or agent of the Development Team may remain in effect for up to two calendar years, but in no event shall be in effect for less than one funding round. Furthermore, negative points may be assigned to one or more Development Team members, but do not necessarily apply to the entire Team. Negative points assigned by the Executive Director may be appealed to the Committee under appeal procedures enumerated in the regulations.

VII. TIE BREAKER SYSTEM - FINAL TIE BREAKER SELF-SCORE

This section is included in the application for self-scoring. Note that TCAC will use the tie-breaker self-scores to determine which projects will undergo further review in the competition, including verifying the self-scores for possible reservation of tax credits. TCAC will not evaluate or verify every project's self-scoring. Projects with too low of a self-score to successfully compete for a reservation of tax credits will not undergo any further review by TCAC.

Provide evidence of committed permanent leveraged soft financing in Tab 20 and evidence of public rent or public operating subsidies in Tab 17.

Evidence of land value is required (see Tab 1). The value of the land must be included in "Total Residential Project Development Costs" below as evidenced in Tab 1. Donated land value must be included in Total Project Cost and the Sources and Uses Budget.

Seller carryback financing and any portion of a loan from a public seller or related party that is less than or equal to sale proceeds due the seller must be excluded from Leveraged Soft Financing. (Exception: If seller carryback financing is a public land loan to a new construction project that is not replacing affordable housing within the footprint of the original development, financing (or portion of financing) may be included in Leveraged Soft Financing. For projects that include both new construction and rehabilitation/affordable housing replacement, the land loan value must be prorated based on eligible units.)

For projects with purchase price in excess of the appraised value, unless a waiver is granted, the purchase price in excess of the appraised value must be excluded from the Leveraged Soft Financing. Enter a positive number for the "Purchase Price Over Appraised Value" under the list of Leveraged Soft Financing below. Purchase Price Over Appraised Value will be automatically excluded from the Total Leveraged Soft Financing.

Ineligible off-site costs must be excluded from both numerators and denominators. Enter the amount for the "Ineligible Offsites" under the list of Leveraged Soft Financing below. Ineligible Off-site costs will be automatically excluded from both the numerators and the denominators.

For projects with commercial/non-residential costs, the committed public funds will be discounted by the percentage of the commercial/non-residential portion.

Final Tie Breaker Formula:

$$\frac{\text{Committed Permanent Leveraged Soft Financing defraying residential costs}}{\text{X size factor X subsidy percentage factor}} \div \frac{\text{Total residential project development costs}}{\text{Total residential project development costs}} + \left(\left(1 - \frac{\text{Requested Unadjusted Eligible Basis}}{\text{Total residential project development costs}} \right) / 3 \right)$$

LEVERAGED SOFT FINANCING

Capitalized Value of Rent Differentials of Public Rent/Operating Subsidies	\$6,748,552
Total donated land value	
Total fee waivers	
List leveraged soft financing excluding donated land and fee waivers:	
City CDBG Loan	\$1,687,047
VHHP	\$10,000,000
OCHFT	\$2,292,920
AHP	\$890,000
Less: Excess Purchase Price Over Appraised Value	\$0
Less: Ineligible Offsites	
Total Leveraged Soft Financing excluding donated land and fee waivers	\$14,869,967
TOTAL	\$21,618,519

MIXED USE PROJECTS

For mixed-use projects, the permanent Leveraged Soft Financing numerator must be discounted/reduced by the Mixed-Use Ratio below.

Mixed-Use Ratio = Total Commercial Cost / Total Project Cost:

0.0%

The Prorated Commercial Cost Deduction To Leveraged Soft Financing Must Be Calculated First Before Applying Any Subsidy Adjustment/Increase To The Numerator. TCAC staff may adjust this ratio as deemed appropriate.

Sample formula (commercial costs) for numerator Committed Permanent Leveraged Soft Financing defraying residential costs = $G44*(1-J49)$

SIZE FACTOR CALCULATION

New Construction	Yes
Tax Credit Units:	91
Size Factor:	1.21

Bonus for new construction large-family projects in high/higher resource area based on TCAC/HCD Opportunity Area Map (Please see TCAC Regulations 10325(c)(9)(C) for projects excluded):

N/A

FINAL TIE BREAKER CALCULATION

Leveraged Soft Financing less commercial proration	\$21,618,519
Leveraged Soft Financing times Size Factor	\$26,050,316

Requested Unadjusted Eligible Basis	\$27,954,979
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\$26,050,316
\$34,631,159

$$+ \left(\left(1 - \frac{\$27,954,979}{\$34,631,159} \right) / 3 \right) = \boxed{81.648\%}$$

CAPITALIZED VALUE OF RENT DIFFERENTIALS ATTRIBUTABLE TO PUBLIC RENT OR PUBLIC OPERATING SUBSIDIES CALCULATION

Annual Rental Income Differential for PUBLIC RENT SUBSIDIES:

*Rent Limit Underwriting:
Special Needs Units in Special Needs Projects subject to the 40% average AMI requirement of TCAC regulations section 10325(g)(3)(A), use 30% AMI rent limits
Use 40% AMI for ALL OTHERS
**Contract Rent Underwriting:
For USDA subsidy only, use the higher of 60% AMI or committed basic contract rents.

Unit Type	# of Units	*Rent Limit:	Public Subsidy **Contract Rent	Calculated Annual Rent
Studio	34	\$672	\$1,422	\$306,000
Studio	14	\$672	\$1,422	\$126,000
Studio	19	\$672	\$1,422	\$171,000
Studio	7	\$672	\$1,422	\$63,000
Studio	15	\$672	\$1,422	\$135,000
SRO				\$0
SRO				\$0
SRO				\$0
Annual Rent Differential for Public Rent Subsidies:				\$801,000

Rent Differentials	\$801,000
Less Vacancy	5.0%
Net Rental Income	\$760,950
Available for Debt Service	
@ 1.15 Debt Coverage Ratio:	\$661,696

Loan Term (years)	15
Interest Rate (annual)	5.5%
Debt Coverage Ratio	1.15

Capitalized Value of Rent Differentials	\$6,748,552
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Annual Rental Income Differential for PUBLIC OPERATING SUBSIDIES:

If annual operating subsidy amount are similar in each year, enter:

Annual Operating Subsidy Amount in Year 1:

OR

If the contract does not specify an annual subsidy amount, enter:

Aggregate Subsidy Amount:

Number of Years in the Subsidy Contract:

Average Annual Operating Subsidy Amount: \$0

Annual Public Operating Subsidies: \$0

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$299,040	\$306,516	\$314,179	\$322,033	\$330,084	\$338,336	\$346,795	\$355,465	\$364,351	\$373,460	\$382,796	\$392,366	\$402,176	\$412,230	\$422,536
Less Vacancy	7.00%	-20,933	-21,456	-21,993	-22,542	-23,106	-23,684	-24,276	-24,883	-25,505	-26,142	-26,796	-27,466	-28,152	-28,856	-29,577
Rental Subsidy	1.025	1,219,656	1,250,147	1,281,401	1,313,436	1,346,272	1,379,929	1,414,427	1,449,788	1,486,032	1,523,183	1,561,263	1,600,294	1,640,302	1,681,309	1,723,342
Less Vacancy	7.00%	-85,376	-87,510	-89,698	-91,941	-94,239	-96,595	-99,010	-101,485	-104,022	-106,623	-109,288	-112,021	-114,821	-117,692	-120,634
Miscellaneous Income	1.025	9,828	10,074	10,326	10,584	10,848	11,119	11,397	11,682	11,974	12,274	12,581	12,895	13,218	13,548	13,887
Less Vacancy	7.00%	-688	-705	-723	-741	-759	-778	-798	-818	-838	-859	-881	-903	-925	-948	-972
Total Revenue		\$1,421,527	\$1,457,066	\$1,493,492	\$1,530,829	\$1,569,100	\$1,608,328	\$1,648,536	\$1,689,749	\$1,731,993	\$1,775,293	\$1,819,675	\$1,865,167	\$1,911,796	\$1,959,591	\$2,008,581
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$80,300	\$83,111	\$86,019	\$89,030	\$92,146	\$95,371	\$98,709	\$102,164	\$105,740	\$109,441	\$113,271	\$117,236	\$121,339	\$125,586	\$129,981
Management		54,600	56,511	58,489	60,536	62,655	64,848	67,117	69,466	71,898	74,414	77,019	79,714	82,504	85,392	88,381
Utilities		64,589	66,850	69,189	71,611	74,117	76,711	79,396	82,175	85,051	88,028	91,109	94,298	97,598	101,014	104,550
Payroll & Payroll Taxes		181,870	188,235	194,824	201,643	208,700	216,005	223,565	231,389	239,488	247,870	256,546	265,525	274,818	284,437	294,392
Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance		111,566	115,471	119,512	123,695	128,025	132,505	137,143	141,943	146,911	152,053	157,375	162,883	168,584	174,484	180,591
Other Operating Expenses (specify):		25,972	26,881	27,822	28,796	29,803	30,847	31,926	33,044	34,200	35,397	36,636	37,918	39,245	40,619	42,041
Total Operating Expenses		\$518,897	\$537,058	\$555,855	\$575,310	\$595,446	\$616,287	\$637,857	\$660,182	\$683,288	\$707,203	\$731,955	\$757,574	\$784,089	\$811,532	\$839,936
Transit Pass/Tenant Internet Expense*	1.035	6,750	6,986	7,231	7,484	7,746	8,017	8,297	8,588	8,888	9,200	9,522	9,855	10,200	10,557	10,926
Service Amenities	1.035	230,150	238,205	246,542	255,171	264,102	273,346	282,913	292,815	303,064	313,671	324,649	336,012	347,772	359,944	372,543
Replacement Reserve		45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500
Real Estate Taxes	1.020	18,000	18,360	18,727	19,102	19,484	19,873	20,271	20,676	21,090	21,512	21,942	22,381	22,828	23,285	23,751
VHHP Transition Reserve	1.035	47,500	49,163	50,883	52,664	54,507	56,415	58,390	60,433	62,548	64,738	67,003	69,349	71,776	74,288	76,888
OCHFT Monitoring Fee and Agency De	1.035	42,910	44,412	45,966	47,575	49,240	50,964	52,747	54,594	56,504	58,482	60,529	62,647	64,840	67,109	69,458
Total Expenses		\$909,707	\$939,684	\$970,705	\$1,002,807	\$1,036,026	\$1,070,402	\$1,105,975	\$1,142,788	\$1,180,883	\$1,220,305	\$1,261,100	\$1,303,317	\$1,347,005	\$1,392,215	\$1,439,001
Cash Flow Prior to Debt Service		\$511,820	\$517,381	\$522,787	\$528,023	\$533,074	\$537,926	\$542,560	\$546,961	\$551,110	\$554,988	\$558,575	\$561,850	\$564,791	\$567,376	\$569,580
MUST PAY DEBT SERVICE																
Union Bank - Permanent Loan		445,061	445,061	445,061	445,061	445,061	445,061	445,061	445,061	445,061	445,061	445,061	445,061	445,061	445,061	445,061
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061	\$445,061
Cash Flow After Debt Service		\$66,759	\$72,320	\$77,726	\$82,962	\$88,013	\$92,865	\$97,499	\$101,900	\$106,049	\$109,927	\$113,514	\$116,789	\$119,730	\$122,315	\$124,519
Percent of Gross Revenue		4.37%	4.62%	4.84%	5.04%	5.22%	5.37%	5.50%	5.61%	5.69%	5.76%	5.80%	5.82%	5.82%	5.80%	5.77%
25% Debt Service Test		15.00%	16.25%	17.46%	18.64%	19.78%	20.87%	21.91%	22.90%	23.83%	24.70%	25.51%	26.24%	26.90%	27.48%	27.98%
Debt Coverage Ratio		1.150	1.162	1.175	1.186	1.198	1.209	1.219	1.229	1.238	1.247	1.255	1.262	1.269	1.275	1.280
OTHER FEES**																
GP Partnership Management Fee	3%	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126
LP Asset Management Fee	3%	5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
Incentive Management Fee																
Total Other Fees		15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159	20,764	21,386	22,028	22,689
Remaining Cash Flow		\$51,759	\$56,870	\$61,812	\$66,571	\$71,131	\$75,476	\$79,589	\$83,452	\$87,048	\$90,355	\$93,355	\$96,025	\$98,344	\$100,287	\$101,830
Deferred Developer Fee**	\$896,170	\$51,759	\$56,870	\$61,812	\$66,571	\$71,131	\$75,476	\$79,589	\$83,452	\$87,048	\$90,355	\$93,355	\$96,025	\$98,344	\$100,287	\$101,830
Residual or Soft Debt Payments**																
Sponsor	28%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,836	\$27,536	\$28,080	\$28,512
VHHP	34%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,833	\$33,211	\$33,867	\$34,388
OCHFT	8%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,416	\$8,064	\$8,224	\$8,350
City of Santa Ana	30%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,182	\$29,503	\$30,086	\$30,549

*9% and 4% + state credit applications shall include the cost of transit passes and tenant internet service if requested in the Points System site amenity section.

**Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.